041.0	0005	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	988,100	/	988,100
USE VALUE:	988,100	/	988,100
ASSESSED:	988,100	/	988,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24	-26	FORDHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GHANDI KAMYAR &
Owner 2:	MILEVSKAJA ANA
Owner 3:	
Street 1:	205 MYSTIC VALLEY PKWY
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	SALENGA JOSEPH S--ETAL -
Owner 2:	SALENGA ALEXANDA N -
Street 1:	24 FORDHAM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	544,100		444,000	988,100
Total Card	0.103	544,100		444,000	988,100
Total Parcel	0.103	544,100		444,000	988,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.51 | /Parcel: 447.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	28375
GIS Ref	
GIS Ref	
Insp Date	10/26/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 041.0-0005-0005.0

!3457!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	544,200	0	4,500.	444,000	988,200	988,200	Year End Roll	12/18/2019
2019	104	FV	401,000	0	4,500.	471,800	872,800	872,800	Year End Roll	1/3/2019
2018	104	FV	401,000	0	4,500.	344,100	745,100	745,100	Year End Roll	12/20/2017
2017	104	FV	346,100	0	4,500.	299,700	645,800	645,800	Year End Roll	1/3/2017
2016	104	FV	346,100	0	4,500.	255,300	601,400	601,400	Year End	1/4/2016
2015	104	FV	309,100	0	4,500.	249,800	558,900	558,900	Year End Roll	12/11/2014
2014	104	FV	309,100	0	4,500.	205,400	514,500	514,500	Year End Roll	12/16/2013
2013	104	FV	321,400	0	4,500.	195,400	516,800	516,800		12/13/2012

PRINT

Date	Time
12/10/20	18:42:31

LAST REV

Date	Time
07/18/17	11:54:38
apro	

USER DEFINED

Prior Id # 1:	28375
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3457

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SALENGA JOSEPH	66480-497		12/4/2015	Estate/Div	751,000	No	No		
	8179-522		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/27/2016	98	Redo Bat	25,000		1/6/2016			Reno 2 baths and k
1/27/2016	98	Redo Bat	9,230					
1/6/2016	10	Inter-De	1,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2016	Measured	DGM	D Mann
10/26/2016	Permit Visit	DGM	D Mann
4/15/2009	Measured	372	PATRIOT
3/3/2000	Mailer Sent		
2/29/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	443,999	Spl Credit
Total:	444,000										

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2 - 2 Story
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.98980200
Adj $ / SQ:	189.391
Other Features:	116000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	609944
Depreciation:	65874
Depreciated Total:	544070

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 4			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

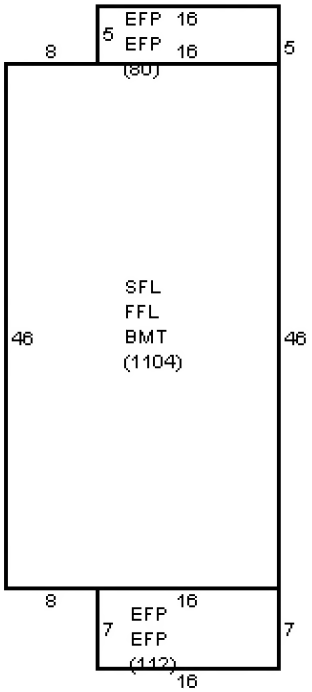
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	189.39
Special Features:	0	Val/Su Net:	147.21
Final Total:	544100	Val/Su SzAd	246.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	56.820	62,726
FFL	First Floor	1,104	189.390	209,088
SFL	Second Floor	1,104	189.390	209,088
EFP	Enclos Porch	384	33.960	13,043

Net Sketched Area:	3,696			Total:	493,945
Size Ad	2208	Gross Are	3696	FinArea	2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: